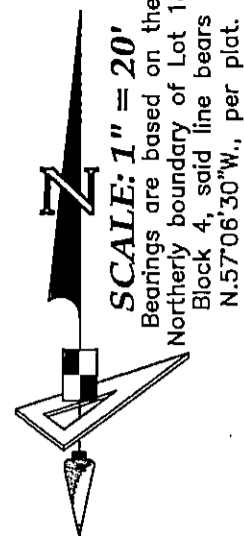


Plot Plan

SUN CITY CENTER UNIT 274 - 275
PLAT BOOK 123, PAGES 82-93

These plans are not reviewed for zoning conditions, contractor shall be responsible for all conditions noted.



Approval for new construction as indicated
On this plan only; this does not constitute

Approval for any non-conformities or lot

Reconfigurations, past, present, or future

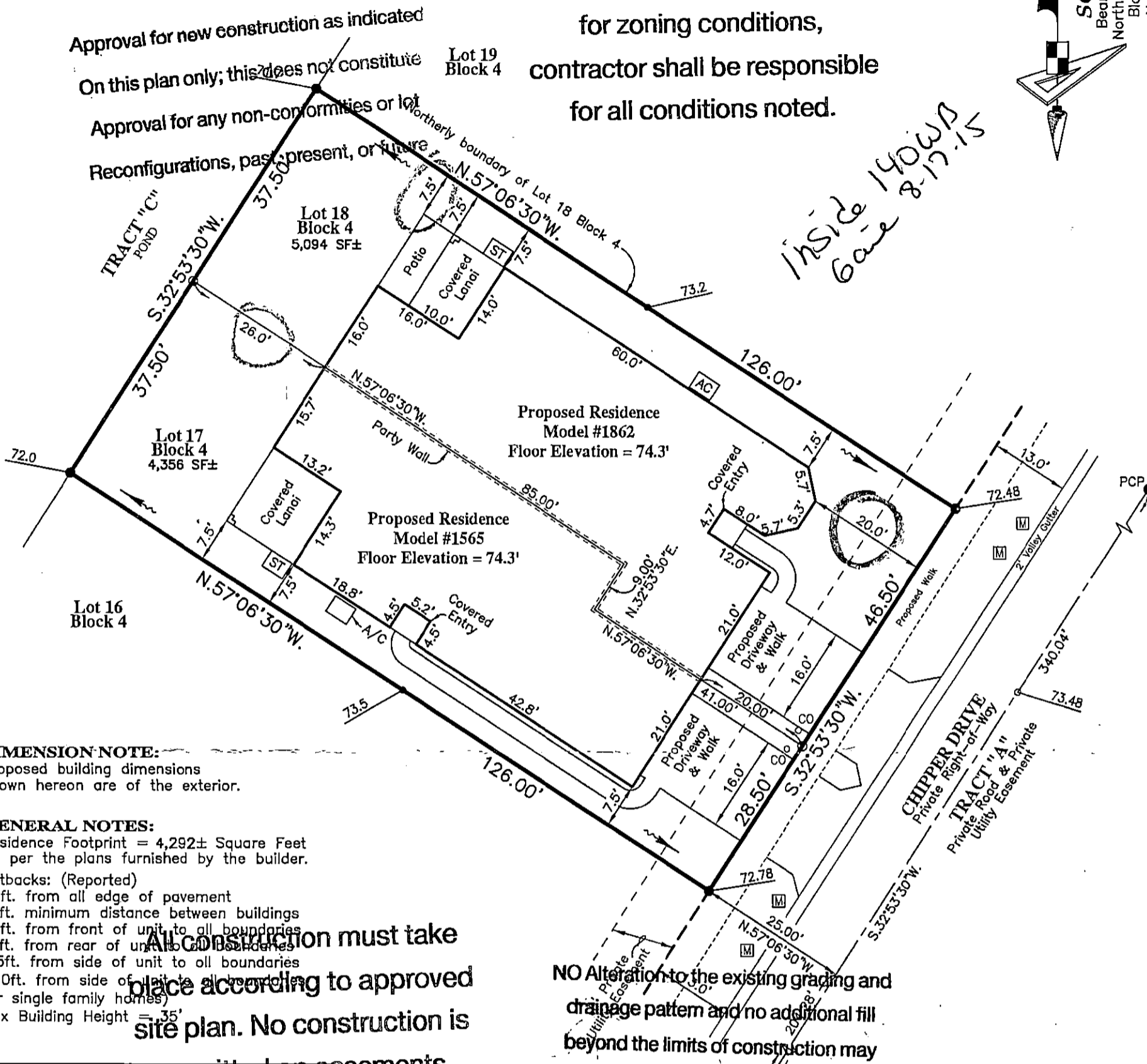
Lot 19
Block 4

Lot 18
Block 4
5,094 SF±

Lot 17
Block 4
4,356 SF±

Lot 16
Block 4

*Inside 140WS
Gate 8-17-15*



DIMENSION NOTE:
Proposed building dimensions shown hereon are of the exterior.

GENERAL NOTES:
Residence Footprint = 4,292± Square Feet
As per the plans furnished by the builder.
Setbacks: (Reported)
20ft. from all edge of pavement
15ft. minimum distance between buildings
20ft. from front of unit to all boundaries
15ft. from rear of unit to all boundaries
7.5ft. from side of unit to all boundaries
(5.0ft. from side of unit to all boundaries for single family homes)
Max Building Height = 35'

All construction must take place according to approved site plan. No construction is permitted on easements.

NO Alteration to the existing grading and drainage pattern and no additional fill beyond the limits of construction may occur unless shown in an approved lot grading plan

SOD AND CONC. AREAS		
Combined Total Lot Area in Square Feet ±	Total Sod Area in Square Feet ± (Includes right-of-way area between front property line and back of curb)	Total Conc. Area in Square Feet ± (Includes Sidewalks and Driveway ONLY)
9,450	3,776	900

SEE DRAINAGE PLAN FOR GRADING AND ELEVATIONS

BUILDING LAYOUT NOTE:
Contractor and owner are to verify all setbacks, building dimensions, and layout shown hereon prior to any construction, and immediately advise GeoPoint Surveying, Inc. of any deviation from information shown hereon. Failure to do so will be at user's sole risk.

LEGEND:	
Pg. - Page	L.B. - Licensed Business
R/W - Right Of Way	ST - Stoop
O.R. - Official Records Book	WM - Water Meter
P.B. - Plat Book	WV - Water Valve
Elev. - Elevation	FH - Fire Hydrant
SF - Square Feet	RCM - Reclaimed Water Meter
Conc. - Concrete	RCV - Reclaimed Water Valve
BP - Brick Paver	TEB - Telephone Box
SW - Sidewalk	EB - Electric Box
CI - Curb Inlet	CTB - Cable Television Box
GTI - Grate Top Inlet	LP - Light Pole
MES - Mitered End Section	SSM - Storm Sewer Manhole
RCP - Reinforced Conc. Pipe	SSM - Sanitary Sewer Manhole
PVC - Polyvinyl Chloride	EHH - Electric Handhole
P.K. - Parker Kalon Nail	COO - Clean Out
SIR - Set 5/8" Iron Rod LB7768	ICV - Irrigation Control Valve
SPKD - Set P.K. & Disk LB7768	Sign
FIR - Found 5/8" Iron Rod	AC - Air Conditioner
LB148 (Unless Noted Otherwise)	P.U.E. - Public Utility Easement
FIP - Found 1/2" Iron Pipe	P.D.E. - Private Drainage Easement
LB148 (Unless Noted Otherwise)	D.E. - Drainage Easement
FPK - Found P.K. Nail	L.M.E. - Lake Maintenance Easement
FPKD - Found P.K. Nail & Disk	YD - Yard Drain
FCM - Found Concrete Monument	A.E. - Access Easement
REF - Reference	L.B.E. - Landscape Buffer Easement
PRM - Permanent REF. Monument	R.W.E. - Raw Water Well Easement
PCP - Permanent Control Point	OWS - Water Service
P.D.U.E. - Private Drainage Utility Easement	DFD - Drainage Flow Direction
(Note: Some items in above legend may not be applicable)	10.0 - Proposed Design Grade
	10.2 - As-Built/Existing Grade

SURVEYOR'S NOTES:

- Current title information on the subject property had not been furnished to GeoPoint Surveying, Inc. at the time of this plot plan.
- Roads, walks, and other similar items shown hereon were taken from engineering plans and are subject to survey.
- Elevations shown hereon are in feet and are referenced to the National Geodetic Vertical Datum of 1929 (NGVD29).
- Proposed grades & finished floor elevations shown hereon are from the SUN CITY CENTER UNIT 274 - 275 Grading & Drainage Plan, provided by HEDT DESIGN.
- This Plot Plan is subject to matters shown on the Plat of SUN CITY CENTER UNIT 274 - 275.

PREPARED FOR:
MINTO COMMUNITIES, LLC

FLOOD ZONE:
The property shown hereon is on the Federal Emergency Management Agency's Flood Insurance Rate Map Panel Number 12057C0678H dated 08/28/08, and appears to lie in Zone "X".

DESCRIPTION: Lots 17 and 18, Block 4, SUN CITY CENTER UNIT 274 - 275, as recorded in Plat Book 123, Pages 82 through 93 inclusive, in the Public Records of Hillsborough County, Florida.

1403 E. 5th Avenue
Tampa, Florida 33605
Phone: (813) 248-8888
Fax: (813) 248-2266
Licensed Business No. LB7768

NOTICE TO SURVEY (For Particulars ONLY)

E. VERNON HORNES
FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. LS5610

REVISIONS					
Description	Date	Dwn.	Ck'd	P.C.	Field Book

Drawn: SF	Checked: DJW	P.C.: ~	Data File: ~
Date: 07/30/15	Dwg: 17 & 18_Block 4_PP.dwg	Order No.: ~	Field Bk: ~
SEC. 18 - TWN. 32 S. - RNG. 20 E.			